

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: March 6, 2020

Re: **1182 North Avenue, Subdivision, Site Plan, and Special Permit for an Accessory Apartment**

I have reviewed the February 25, 2020 cover letter from Hudson Land Design, Revised February 25, 2020 Full EAF Part 1, February 25, 2020 Preliminary Subdivision Plat from Hudson Land Design, 6-sheet Site Plan set from Hudson Land Design dated February 25, 2020, and a 3-sheet House Plan set from D. M. Florance Architecture dated February 18, 2020.

Proposal

The applicant proposes to reconfigure two existing lots with a lot line realignment in the R1-7.5 zoning district and the Historic District and Landmark Overlay (HDLO) zone and build a new house, including an accessory apartment, with associated parking.

Comments and Recommendations

1. I have no opposition to the Planning Board adopting a Negative Declaration under SEQRA.
2. The accessory apartment appears to meet all the standards in Section 223-24.1, but it requires a Special Permit from the City Council.
3. The exterior lighting details should include a note on the plans that the lights will be shielded so that there will be no direct glare or light spillover onto adjacent properties or above the horizontal plane into the night sky.

If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Daniel G. Koehler, P.E., Project Engineer